



General Assembly

February Session, 2004

***Raised Bill No. 496***

LCO No. 1613

\*01613\_\_\_\_\_JUD\*

Referred to Committee on Judiciary

Introduced by:  
(JUD)

***AN ACT CONCERNING THE EFFECT OF ZONING CHANGES ON  
APPROVED SUBDIVISION PLANS FOR RESIDENTIAL PROPERTY.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 8-26a of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective from*  
3 *passage*):

4 (b) Notwithstanding the provisions of any general or special act or  
5 local ordinance, when a change is adopted in the zoning regulations or  
6 boundaries of zoning districts of any town, city or borough, no lot or  
7 lots shown on a subdivision plan for residential property which has  
8 been approved, prior to the effective date of such change, by the  
9 planning commission of such town, city or borough, or other body  
10 exercising the powers of such commission, and filed or recorded with  
11 the town clerk, shall be required to conform to such change for a  
12 period of ten years after the date such subdivision plan was filed or  
13 recorded with the town clerk. After the expiration of such period, any  
14 new construction on or improvements to the lot or lots shown on such  
15 subdivision plan shall conform to such change, except that no such lot  
16 or lots shall be required to conform to any change in requirements for

17 minimum lot size, minimum lot area, minimum lot dimension or  
18 minimum lot frontage from the requirements shown on such approved  
19 subdivision plan. The provisions of this subsection shall apply to  
20 subdivision plans approved by such planning commission or other  
21 body before, on or after the effective date of this section.

This act shall take effect as follows:
--

Section 1	<i>from passage</i>
-----------	---------------------

***Statement of Purpose:***

To establish a ten year period after which, with certain exceptions, new construction and improvements in an approved subdivision must comply with changes in zoning regulations or zoning district boundaries.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*